

**REGULAR MEETING OF THE EATONTOWN ZONING BOARD OF ADJUSTMENT**  
**October 20, 2025**  
**Minutes**

**Call to Order**

Chairman East called this in-person meeting to order at 7:00 p.m. and announced that the meeting had been advertised in accordance with the Open Public Meetings Act and had been noticed in the Asbury Park Press and the Star Ledger and a copy of the agenda for this meeting had been posted on the bulletin board in Borough Hall, and on the Borough website.

**Roll Call**

*Members Present: Chairman East, Vice-Chair Granata, Mr. Gilmore, Mr. Mednick, Ms. Faccone*

*Absent: Mr. Lizanckie, Mr. Anderson, Ms. Larsen*

Also present: Marc Leckstein, Board Attorney; Colleen Matthews, Board Secretary

**Approval of Minutes**

**Minutes**

Motion is made by Vice-Chair Granata and seconded by Mr. Mednick to approve the minutes.

All in Favor by those eligible to vote.

**Resolutions to be Memorialized**

None

**New Business**

**ZB 14-2025 SBP Group, LLC, Keith Salnick, Managing Member**

58 Tinton Avenue

Block 401 Lot 20

Certificate of Non-Conformity for Two-Family Dwelling

Atty. Leckstein marks the following exhibits:

A-1 Memorandum of Law

A-2 Historical Review of property by Barton Ross & Partners, architects dated July 3, 2025

A-3 Survey

## B-1 Denial

Atty. Leckstein reviews the application for the Certificate of Non-Conformity. Atty. Leckstein reviews that the homeowner, prior to the applicant, was granted a variance by the Borough Council in 1954 to have a three-family home. Subsequent to that, the three-family home was changed to a two-family home.

Andrew J. Ball, Esq., Davison Eastman Munoz Paone, states that he represents the applicant in this application. The intention of the prior owner was not to use this residence as a single family use and did rent out the apartment from time to time. This prior owner marketed the property as a multi-family use. He was not actively renting out the property when it was trying to be sold.

Chairman East asks if there is any public that is in attendance that wishes to ask a question or make a comment.

Bud Spangler, 12 Lake Drive, states that he is in support of this Certificate of Non-Conformity application and that Mr. Salnick manages the property well.

Motion is made by Mr. Gilmore and seconded by Vice-Chair Granata to approve this application as discussed.

Ayes: Mr. Gilmore, V.C. Granata, Chairman East, Mr. Mednick, Ms. Faccione

Nays: None

Absent: Mr. Lizanckie, Mr. Anderson, Ms. Larsen

### **ZB 2025-16 James Frangella**

45 Throckmorton Ave

Block 301 Lot 17

Construction of a new front porch to an existing non-conforming single-family dwelling in the B-1 zone requiring a variance for a minimum front yard setback of 20 ft. where 10.8 is existing and 4.6 ft proposed. Applicant is also applying for a Certificate of Non-Conformity because the subject property contains a non-conforming use and structure.

Atty Leckstein swears in Mr. Frangella. Atty. Leckstein reviews that this is a mixed application in that this house is in a B-1 zone where the house is not permitted because this is a business zone. Atty. Leckstein reviews that this house was built in 1906 and clearly pre-dates the ordinance, there is no issue with the Certificate of Non-conformity. The second part of the application is for a front yard setback variance as a result of a new front porch.

Atty. Leckstein marks the following into evidence:

A-1 Architectural Plans

B-1 Denial

B-2 Historical Committee review

Mr. Frangella states that the house is in disrepair and his intention are to fix it up, make it look nice and then sell it. It is a very old house and he has owned the house for 45 years and for the last 20 years he has been renting it out. Mr. Frangella states that with the Historical Committee recommendation that it be painted again, as opposed to siding it, he feels it would be better to use vinyl siding that looks like wood shakes/architectural siding because of a couple of reasons. He has had the house painted quite a few times and the paint flakes off onto the neighbors' property, as the lots are very close. It is a tall house and would be must better suited to a

low maintenance exterior. The Board decides to defer the siding question to the Historical Committee. Mr. Frangella agrees to discuss the siding issue with the Historical Committee in order to come to an agreement.

Chairman East asks if there is any public in attendance that wishes to make a comment or ask a question. None heard.

Motion is made by Mr. Gilmore and seconded by Vice-Chairman Granata to approve the application as discussed.

Ayes: Mr. Gilmore, Vice-Chair Granata, Chairman East, Mr. Mednick, Ms. Faccone

Nays: None

Absent: Mr. Lizanckie, Mr. Anderson, Ms. Larsen

**ZB 17-2023 Robert and Melissa Garra**

33 Carmel Way

Block 2402 lot 2

Proposed construction of a 517 sq. ft. one-story addition and an 86 sq. ft. second-story addition and a covered front patio, on an existing non-conforming dwelling situated on an existing non-conforming corner lot requiring the following variances: 1) Expansion of a non-conforming structure; 2) Existing front yard setback along Malibu Dr. is 50.4', proposed is 34.9', whereas 75' is required; 3) Existing front yard setback along Carmel Way is 39.6', proposed is 35.6', whereas 75' is required

Jeffrey Beekman, Esq., states that he is representing the applicant in this matter.

Atty. Leckstein marks the following:

A-1 Architectural Plans

A-2 Survey

A-3 Application with Title and Tax Map Information

B-1 Denial

Atty. Beekman reviews the history of this home, which was part of a subdivision in 1985. This lot was rezoned shortly after that, plus it is a corner lot. Subsequently, any improvements of this home would require setback variances. This application is conforming except for those variances.

Andrew Blumetti, licensed architect in the state of New Jersey, is sworn in by Atty. Leckstein and accepted by the Board. Mr. Blumetti reviews the property as it exists today and what is proposed towards the rear of the property using the proposed floor plans. The rear yard changes are discussed, including the removal of pavers and replacing with green space. There is a single car garage, and the driveway can accommodate two cars side-by-side. There is a development deed restriction in place that prevents development at the front of the house, thus requiring any additions only be added to the rear of the house. The proposed elevations are reviewed.

Chairman East asks if there is any public in attendance that wish to make a comment or ask a question. None heard.

Motion is made by Mr. Gilmore and seconded by Vice-Chair Granata to approve the application as discussed.

Ayes: Mr. Gilmore, Vice-Chair Granata, Ch. East, Mr. Mednick, Ms. Faccone

Nays: None

Absent: Mr. Lizanckie, Mr. Anderson, Ms. Larsen

**Correspondence**

None

**Adjournment**

Motion is made by Chairman East, seconded by Ms. Faccone to end the meeting at 7:40p.m. All in Favor.

All in Favor.

Respectfully Submitted,

Colleen Matthews  
Board Secretary